

To: Finance, Resources and Customer Services Policy Board

On: 14 November 2018

Report by: Joint Report by Chief Executive and Director of Communities, Housing and Planning Services

Heading: Contract Award: Electric Storage Heating, Smoke and Heat Alarm Installations (RC-CPU-18-87)

1. **Summary**

- 1.1 The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to award a Works contract for Electric Storage Heating, Smoke and Heat Alarm Installations (RC-CPU-18-87) to BRB Electrical Limited.
- 1.2 The recommendation to award the Contract follows a procurement process conducted via an Open Tender procedure in accordance with the Council's Standing Orders Relating to Contracts for a below Regulated Threshold Works Contract.
- 1.3 A Contract Strategy was approved by the Head of Planning and Housing Services and the Strategic Procurement Manager September 2018.
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2. **Recommendations**

2.1 It is recommended that the Finance, Resources and Customer Services Policy Board authorise:

- a) the Head of Corporate Governance to award a Contract for Electric Storage Heating, Smoke and Heat Alarm Installations (RC-CPU-18-87) to BRB Electrical Limited;
- b) the total contract value of up to £849,835 excluding VAT. This value includes the Tendered Total of £649,835 and a further £200,000 contingency.
- c) the contract period of one (1) year with an anticipated starting date of Monday 10 December 2018. The actual starting date will be confirmed in the Council's Letter of Acceptance to BRB Electrical Limited.

3. **Background**

3.1 The Council wish to appoint a suitably experienced contractor to undertake electric heating installations, hot water cylinder installations and smoke/heat alarm installations to properties within four of our multi storey blocks. (Maxwellton Court, George Court, Gleniffer Court and Nethercraigs Court).

3.2 Communities, Housing and Planning Services are responsible for ensuring that regular electrical safety checks are carried out within domestic properties. The properties within Maxwellton Court, Gleniffer Court and Nethercraigs Court are due an electrical check.

A commitment has been made by Renfrewshire Council to bring the heat and smoke detector installations within all multi-storey blocks up to current standards by 2019 as the legislation has changed since the original installations were carried out.

The electrical check and upgrading of heat and smoke detectors will be carried out in conjunction with the heating replacements to minimise disruption to tenants. This work will not be required in George Court as this was carried out by Building Services in 2017/18

- 3.3 A contract notice was published on the Public Contracts Scotland advertising portal on 26 September 2018 with the tender documentation available for downloading from the Public Contracts Scotland – Tender platform.

During the tendering live period twenty-two (22) companies expressed an interest in the Contract. By the closing date set (12 noon, 10 October 2018) for return of electronic tender submissions seven (7) companies submitted a tender response, three (3) declined and twelve (12) failed to respond.

- 3.4 All seven (7) tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from Housing Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health and Safety.

- 3.5 All seven (7) tender submissions complied with the minimum selection criteria of the ESPD and progressed to evaluation of Quality Criteria which was based on a weighting of 40% Quality 60% Price.

One (1) tenderer provided a response but later withdrew from the tender process.

- 3.6 The scores relative to the award criteria for each of the tender submissions are noted below:

		Quality (40%)	Price (60%)	Total (100%)
1	BRB Electrical Limited	37.20	60.00	97.20
2	Magnus Electrical Services Limited	28.75	53.74	82.49
3	G D Chalmers Limited	34.75	41.47	76.22
4	Everwarm Limited	32.30	38.97	71.27
5	Valley Electrical Services Limited	19.83	42.88	62.72
6	Maclin Electric Limited	16.57	40.83	57.40

- 3.7 The evaluation of tender submissions received identified that the tender submission by BRB Electrical Limited was the most economically advantageous to the Council.

- 3.8 Community Benefits were requested as part of the procurement processed and BRB Electrical Limited confirmed that the following Community Benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
New entrant	1
Work Experience Placements (16 + years of age)	1
Further Education Visits	1
Work Experience Placements (14-16 years of age)	4
School Visits	4
Careers Event	4
S/NVQ (or equivalent) for new entrants	1
Financial Support for a Community Project	1
Non financial support for a Community Project	1

Implications of the Report

1. **Financial** – The cost for this works contract will be met through the Housing Capital budget.
2. **HR & Organisational Development** - No TUPE implications have arisen or are anticipated.
3. **Community/Council Planning –**
 - Building strong, safe and resilient communities - reducing fuel poverty within our households and providing residents with a higher quality of heating
 - Tackling inequality, ensuring opportunities for all - improving housing conditions for both tenants and owners
 - Creating a sustainable Renfrewshire for all to enjoy – BRB Electrical Ltd has committed to deliver numerous Community Benefits as detailed within section 3.8 of this report.
4. **Legal** – The procurement of this works contract has been conducted as a Below Regulated Threshold Open Competition Procurement Procedure in accordance with the Council's Standing Orders relating to Contracts.
5. **Property/Assets** – By awarding this contract, the Council will have the ability to carry out electric heating installations, hot water cylinder installations and smoke/heat alarm installations which will improve the

quality of its housing stock.

6. **Information Technology** – No Information Technology implications have arisen or are anticipated.
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – BRB Electrical Limited health and safety credentials were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
9. **Procurement** – The procurement procedures outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
10. **Risk** – BRB Electrical Limited insurances have been assessed and evaluated to confirm that they have met the minimum requirements regarding insurable risk.
11. **Privacy Impact** - No Data Protection Impact Assessment (DPIA) is required for this contract, as this does not involve new technologies or other ways of processing personal data.
12. **Cosla Policy Position** – No COSLA Policy Position implications have arisen or are anticipated.

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